

Project Summary and Justification

| | |
|------------|----------|
| Department | Finance |
| Division | Pershing |

The attached Capital Improvements Program projects are necessary to maintain and improve the facility to the standards required of today's Public Event Facility Industry.

Refurbishing the exterior and replacing the chiller are necessary periodic costs that must be incurred to protect the value of the Auditorium. In the case of the chiller, this project replaces a chiller which was installed as original equipment when the Auditorium was built nearly 46 years ago. Under current environment laws it is illegal for us to run this chiller, leaving us with no backup system and an inability to cool the building more efficiently. The projects for the passenger elevator and electric entry doors are required as a result of the Federal Americans with Disabilities Act of 1990. These projects will allow access to all required areas of the Auditorium by those with mobility impairments as defined in the Act.

With the standard and the trends of the industry changing, it is imperative that we continue the refurbishing and renovation programs as set forth in the proposal. Projects currently scheduled for the period covered by this plan include dressing room renovations and fire safety renovations. It is evident the nature of our business and the types of uses are changing with the number of events continuing to increase. We must have a facility that is responsive to the needs and requirements expected of a public assembly complex for a market the size of Lincoln.

Pershing is a valuable asset to the City. The activity housed in the Auditorium has a annual economic impact on the City in excess of 31 million. These improvements will help us continue to (1) stimulate economic activity, (2) create additional entertainment and recreational opportunities for the citizens, and (3) fulfill a wide variety of civic and community uses.

Lincoln CIP 2002 - 2008

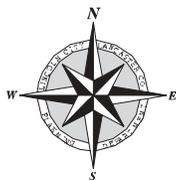
Finance Pershing



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Lincoln Future Service Limit Shown as Grey

Map prepared by
City - Co. Planning Dept
GIS Section



M I L E S



List of Projects *Department: Finance / Pershing*

| Project Number | Project Title |
|-------------------|------------------|
|-------------------|------------------|

- | | |
|---|---|
| 1 | Pershing Auditorium Continued refurbishing and renovation of the Auditorium. |
| 2 | Pershing Auditorium Install a passenger elevator. |
| 3 | Pershing Auditorium Install electric entry doors. |
| 4 | Pershing Auditorium Re-tuck, point and seal building exterior and mosaic. |
| 5 | Pershing Auditorium Replace old 250 ton chiller with 350 ton chiller. |
| 6 | Pershing Auditorium Asbestos removal |

*Project number in parenthesis indicates project is not shown on the map.

DEPARTMENT: FINANCE

FORM A

2002 - 2008 CAPITAL IMPROVEMENT PROGRAM

DIVISION: PERSHING AUDITORIUM

| (1) | (2) | (3) | 5% Inflation per year (4) | | | | | | | | | | | | | | |
|-------------------------------|--|-------------|--|------|-----------|----|-----------|---------|-----------|------|-----------|----|-----------|----|--|------|----|
| PROJ. NO. | PROJECT TITLE | PROJ. PRIO. | PROGRAMMED EXPENDITURES & FUNDING SOURCES (FS) (000's) | | | | | | | | | | | | | | |
| | | | 2002-2003 | FS | 2003-2004 | FS | 2004-2005 | FS | 2005-2006 | FS | 2006-2007 | FS | 2007-2008 | FS | | | |
| 1 | Continued refurbishing and renovation of auditorium property. Projected uses for funds: a. Replace Half House curtain, Truss & Motors \$54,000 02-03 b. Repaint Exhibition Hall \$22,000 03-04 c. Replace Arena Floor Charis (500) \$55,000 04-05 d. Portable Power Generator ~370KVA \$62,000 05-06 e. Replace Arena Floor Chairs (500) \$55,000 06-07 f. Replace and rebuild portable ramp floor \$18,000 06-07 g. Updgrade Lighting system w/truss, motors and cyberlights \$50,000 07-08 h. Front of House Truss & Lights \$15,000 i. Upgrade of Exhibition Hall Lighting \$7,000 j. Replace fire detection system \$24,000 k. Upgrade dressing rooms \$100,000 l. Repaint Arena \$40,000 m. Replace Main Stage Burgandy Drape \$20,000 n. Upgrade concessions booths \$40,000 | A | | 36.4 | GR | | 37.9 | GR | | 41.7 | GR | | 43.4 | GR | | 44.7 | GR |
| 2 | Install a passenger elevator | A | | | | | 324.1 | GO | | | | | | | | | |
| 3 | Install electronic entry doors | A | | | | | 17.4 | GO | | | | | | | | | |
| 4 | Re-tuck, point and seal building exterior and mosaic | A | | | | | 170.0 | GO | | | | | | | | | |
| 5 | Replace 250 ton chiller w/ 350 ton chiller | A | | | | | 350.0 | GO | | | | | | | | | |
| 6 | Asbestos removal | A | | | | | 200.0 | GO | | | | | | | | | |
| FUNDING SOURCE BREAKDOWN: | | | | | | | | | | | | | | | | | |
| GO (General Obligation Bonds) | | | | | | | | 1,061.5 | | | | | | | | | |
| GR (General Revenue) | | | | 36.4 | | | 37.9 | | | 41.7 | | | 43.4 | | | 44.7 | |
| DIVISION TOTAL | | | | 36.4 | | | 1,099.4 | | | 41.7 | | | 43.4 | | | 44.7 | |

| (5) | (6) | (7) | | (8) | (9) | (10) | (11) | | | | | | (1) |
|-----------------------------|-------------------------------|----------------------|----------|-------------------------|-------------------|-----------------|---|-------------|------------------|-------|-----------------|-----------------|-----------|
| TOTAL FOR SIX YEARS (000's) | COST BEYOND 2007-2008 (000's) | PRIOR APPROPRIATIONS | | TOTAL CAP COSTS (000's) | COMP PLAN CONFORM | STATUS OF PLANS | COST BREAKDOWNS FOR SIX-YEAR EXPENDITURES (000's) | | | | | | PROJ. NO. |
| | | (000's) | YEAR FS | (5)+(6)+(7) | | | PRELIM PLANS | FINAL PLANS | LAND ACQUISITION | CONST | EQUIP / FURNISH | OTHER (EXPLAIN) | |
| 204.1 | Unknown | | 01-02 GR | 769.8 | GCP | | | | | | | 204.1 | 1 |
| | | | 00-01 GR | | | | | | | | | | |
| | | 31.7 | 99-00 GR | | | | | | | | | | |
| | | 30.2 | 98-99 GR | | | | | | | | | | |
| | | 28.8 | 97-98 GR | | | | | | | | | | |
| | | 31.0 | 96-97 GR | | | | | | | | | | |
| | | 26.2 | 95-96 GR | | | | | | | | | | |
| | | 25.0 | 94-95 GR | | | | | | | | | | |
| | | 25.0 | 93-94 GR | | | | | | | | | | |
| | | 26.2 | 92-93 GR | | | | | | | | | | |
| | | 8.0 | 91-92 GR | | | | | | | | | | |
| | | 47.5 | 90-91 GR | | | | | | | | | | |
| | | 45.0 | 89-90 GR | | | | | | | | | | |
| | | 42.5 | 88-90 GR | | | | | | | | | | |
| | | 40.0 | 87-88 GR | | | | | | | | | | |
| | | 37.5 | 86-87 GR | | | | | | | | | | |
| | | 35.0 | 85-86 GR | | | | | | | | | | |
| | | 32.5 | 84-85 GR | | | | | | | | | | |
| | | 30.0 | 83-84 GR | | | | | | | | | | |
| 324.1 | Unknown | None | | 324.1 | GCP | | | | | | | 324.1 | 2 |
| 17.4 | Unknown | None | | 17.4 | GCP | | | | | | | 17.4 | 3 |
| 170.0 | Unknown | None | | 170.0 | GCP | | | | | | | 170.0 | 4 |
| 350.0 | Unknown | None | | 350.0 | GCP | | | | | | | 350.0 | 5 |
| 200.0 | Unknown | None | | 200.0 | GCP | | | | | | | 200.0 | 6 |
| 1,061.5 | | | | | | | | | | | | | |
| 204.1 | | | | | | | | | | | | | |
| ===== | | | | | | | | | | | | | |
| 1,265.6 | | | | | | | | | | | | | |

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